

Design & Access Statement

Proposed Alterations and Refurbishment

Saxted House, Tower Street, Emsworth, Hampshire PO10 7BH



**Photograph 1 – Front
Elevation**

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Introduction

Helyer Davies Architects have been appointed by a private client to design the alterations to Saxted House, an 18th Century Listed dwelling in the centre of Emsworth. This application is for Householder Planning Consent and Listed Building Consent.

The works consist of:

- Internal alterations
- Replacement bi-fold doors
- Addition of 2 frosted roof lights
- Greenhouse

The following documents will accompany the Application:

- Application Form
- Heritage Statement
- Drawings [19123 series]

A measured survey has been undertaken by Encompass Surveys to accurately establish existing floor levels, proximity to adjoining buildings and their ridge and eaves heights.

Planning History

URPN – 100060426818 The most recent listed building applications relating to Saxted house, on Havant Borough Council Planning are listed below.

07/53651/037 - *Proposed alteration and extension to the courtyard at the rear of the house, ground floor side extension to form new utility room* – Permission granted Feb 2008

06/53651/031 – *Proposed new car port using existing access to South Street* – Permission granted May 2006

06/53651/030 - *Listed Building Consent for proposed alteration and extension to the courtyard at the rear of house, ground floor side extension to form new utility room* – Permission granted March 2006

05/53651/028 – *Single storey rear extension to north west elevation* - Permission granted Jan 2006

Site Location and Context

Saxted House is a residential dwelling located on Tower Street in Emsworth. It is located within the Emsworth Conservation Area.



Emsworth is a small coastal town on the border of Hampshire and Sussex and is situated at the head of the western arm of Chichester Harbour. The Conservation Area encompasses the older part of the waterside town, which lies to the south of the A259 between the two historic mill ponds. Parts of Emsworth and its surroundings also fall within the Chichester Harbour Area of Outstanding Natural Beauty (AONB). The town is well served by road and rail public transport, fronts directly onto the water and attracts many visitors.

The surrounding buildings are primarily residential and vary in their appearance, though of vernacular design. Materials consist of a combination of flint, painted render, brick and clay hanging tiles, with clay tiled and slate roofs.

Flood Risk



Figure 6: Environmental Agency Flood Risk Map- flood-map-for-planning.service.gov.uk/

Zone 1 Low Probability (clear)

Land having a less than 1 in 1,000 annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map – all land outside Zones 2 and 3)

Zone 2 Medium Probability (light blue)

Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding. (Land shown in light blue on the Flood Map)

Zone 3a High Probability (darker blue)

Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding. (Land shown in dark blue on the Flood Map)

The dwelling is in Flood Zone 1 and therefore does not require a flood risk assessment.

Proposals

Use

The property is to remain as a C3 dwelling house.

Amount and Scale

All the proposals are within the existing building, both the footprint and the mass of the dwelling will remain as existing.

Alterations and Layout

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Ground Floor

- The existing cupboard located off the main living/dining/kitchen area is to be converted into a WC.
- The existing tiled floor throughout the entrance hall is to be removed and replaced with timber flooring.
- The existing timber bi-fold doors, which open out from the kitchen/dining area into the garden, are to be replaced with bi-fold aluminium doors.
- The existing flooring in the reception room is to be replaced in a similar style.
- A row of full height cupboards is to be incorporated along the western wall of the reception room, replacing the existing cupboards.
- New full height shelving and storage is to be incorporated into the study as per the proposed drawing 19123-03.
- The existing opening in the middle of the kitchen is to be enlarged and the existing doors removed. These alterations will greatly improve the functionality and usability of the kitchen, whilst only removing a small amount of historic fabric.
- The kitchen itself will also be replaced to incorporate a series of full height units as well as extending the existing worktop/units.
- The existing flooring in the kitchen is to be replaced in a similar style.
- The existing living room is to become a library, from which the existing fixed shut door will be re-opened to provide access into the existing WC. The existing door from the open plan living space is to be blocked up. The internal wall in the existing WC is to be removed to allow for it to be converted into a ground floor shower room. Two frosted roof lights are to be incorporated into the existing pitched roof above, providing natural light and ventilation.

First Floor

- All existing plant is to be removed from the first-floor cupboard and the tanks located in the mid-landing airing cupboard.
- Bedroom 3 will become a studio and will incorporate full height cupboards/storage along the northern wall and a sink will be located in the south west corner.
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- A stud wall and door is to be incorporated, separating the landing from the existing master bedroom and bedroom 2, to form a master suite.
- Within the master suite, the existing bedroom 2 will become a dressing room and will incorporate full height cupboards along the north and west sides.
- The existing WC and en-suite to bedroom 2 will be reconfigured and the separating wall removed to form a second en-suite to the master bedroom. Alterations will include blocking up the existing door from bedroom 2 and squaring off the existing curved wall.
- The existing master en-suite is to be replaced and layout altered to reflect the proposed drawings. As indicated, the existing boxing is to be removed.

Other Works

- A WC is to be incorporated within the existing garage.
- A traditionally designed greenhouse is to be located in the garden against the western boundary wall (see proposed site plan drawing 19123-05).

Appearance Materials

Proposed materials, where possible, will reflect the style of the original house.

Externally

Replacement bi-fold doors will be aluminium.
Proposed roof lights – Frosted conservation roof lights.

Landscaping

Landscaping is to remain as existing with the incorporation of the greenhouse into the garden.

Access

As existing.